



# HARWOODS

Chartered Surveyors & Estate Agents

## TOWN CENTRE LOCK-UP RETAIL PREMISES

NIA 241 sq m (2594 sq ft) approx



**21A SILVER STREET  
WELLINGBOROUGH  
NORTHANTS  
NN8 1AY**

**FOR SALE - £285,000 Subject to Contract for the Freehold Interest**

Lock-up retail premises situated in a prime location in Wellingborough offering 241 sq m of space covering the ground, first and second floors.

The ground floor is open plan with a storage room to the rear of the property. The first floor has 4 good sized rooms for office/storage use and on the second floor are 2 further rooms and separate Cloakroom/wc. The property has a front facing window and fluorescent lighting throughout, and is well presented both internally and externally. There is a garden area to the rear.

Use of the property will be under Class E of the Use Classes Order 1987.

**21 SILVER STREET, WELLINGBOROUGH, NORTHANTS NN8 1AY**  
**Tel: (01933) 441464**

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**NET INTERNAL AREAS:**

Ground Floor: 66 sq m (710.41 sq ft) approx  
First Floor: 66 sq m (705.80 sq ft) approx  
Second Floor: 110 sq m (429.04 sq ft) approx

**TOTAL: 241 SQ M (2594 SQ FT) APPROX**

**THE PROPERTY:**

The property immediately fronts Silver Street.

Ground Floor:

Open Plan Retail Sales Area with Storage Room to the rear.

First Floor:

4 Rooms for Office/Storage

Second Floor:

2 Further Rooms, Cloakroom/wc.

Outside:

Rear Garden Area.

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**SERVICES:**

We understand that mains water, electricity and drainage are connected to the property.

Please note that Harwoods have not tested any appliances, services or systems and therefore offer no warranty. Interested parties to satisfy themselves about the services, system or appliances.

**BUSINESS RATES:**

We have checked with the Gov.UK website and the property is not listed. You will have to make your own enquiries with regard to the rateable value and rates payable.

**ENERGY PERFORMANCE ASSET RATING:**

D-92



772/SW

**TO VIEW AND FOR FURTHER DETAILS PLEASE CONTACT**

**Sasha Wellington – Tel: 01933-441464 / 07584 211672  
or e-mail [sasha@harwoodsproperty.co.uk](mailto:sasha@harwoodsproperty.co.uk)**

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**VAT:** All figures quoted for rents, charges and sale price are exclusive of VAT. Purchasers/Tenants must clarify whether VAT is payable or not.